

**West Campus Point Homeowners Association
Annual Meeting of the Members
Tuesday, Dec. 8, 2015, 6:30 p.m. Humanities and Social Science Building (HSSB) 4020**

Attending:

Board Members: Sarah Cline (President), Salim Yaqub (Vice President), Constance Penley (Secretary), Stephan Kraemer (Treasurer), Dorothy Gonzalez.

Property Manager: Bartlein and Co., Dave Russo, Vice President and WCP property manager; Bob Bartlein, President.

The meeting was called to order at 6:35.

Confirmation of quorum: 41 homes were represented by person or proxy. Proof of notice of meeting was sent to all owners on October 13, 2015. The quorum requirement of 22 was exceeded.

18 units represented by homeowner (s) attending meeting

23 units represented by proxies

Approval of Minutes:

The minutes of the Dec. 2, 2014, Annual Meeting were approved by voice vote.

Election of Directors:

A new board was elected unanimously, and met immediately after the annual meeting to elect officers as follows: Dorothy Gonzalez, president; Kary O'Brien, 1st vice president; Sarah Cline, 2nd vice president; Allison Moehlis, secretary; Anna Spickard, treasurer.

Officers Reports:

Bob Bartlein gave Treasurer's Report. The projected actual amounts for 2015 – Total revenue \$452,000. Operating expenses \$333,006. Reserve expenditures \$200,000. Funds available \$793,080.70. The actual amounts will be tabulated and presented with a copy to be sent to all the homeowners after the fiscal year ends.

The Treasurer's Report was accepted, moved and seconded.

Excess Funds Resolution was read and unanimously approved

Motion to thank the board and to approve and ratify the board's decisions in 2015 was moved, seconded, and unanimously accepted.

Dave Russo—Manager's Report

A brief review of the major repairs completed in 2015 included the asphalt overlay project, landscape renovation in the 950's, interior gate tile repairs, the main sewer pump was replaced, pool solar panels were replaced, the annual solar system inspections completed, the pool arbor was repainted and the storage shed was re-roofed.

Sarah Cline gave the President's Report for 2015. A written copy of the report had been provided to all homeowners prior to the annual meeting and Sarah Cline presented an overview from that report.

Gail Humphreys and Harold Marcuse—LRP Loan Report. Gail will follow up with the University in January on data we need on loan repayment.

Dorothy Gonzalez—Landscape Maintenance Committee Report. A written copy of the report had been provided to all homeowners prior to the annual meeting and Dorothy Gonzalez presented an overview from that report.

Kathy Weinberger—Solar update. Have identified a solar company that works well with condos (see in President's Report). No changes foreseen for the existing system anytime soon. A written copy of the report had been provided to all homeowners prior to the annual meeting

Cynthia Kaplan and Kate Metropolis—Capital Improvements and ARB (Tess Cruz appointed in May 2015 to ARB). Working with ARB to make capital improvements more streamlined and consistent with the CC&Rs. A written copy of the report had been provided to all homeowners prior to the annual meeting

Dominique Jullien—Landscape Redesign - A written copy of the report had been provided to all homeowners prior to the annual meeting and Dominique Jullien presented an overview from that report. Harry Nelson commented on the redesign in the 950's expressing concern with the review process, plantings and implementation. The committee took Professor Nelson's comments under advisement and will see about incorporating some of his ideas as the 950 project is completed. They will also consider his comments and suggestions if future landscape renovations are considered.

New business:

Gail Humphreys requested a "sense of those present" discussion about the Coal Oil Point Monies. Homeowner Gail Humphreys asked that homeowners consider a proposal to have the Coal Oil Point money be used for some specific project at WCP. No particular project was identified during the discussion at the meeting. A non-binding vote with a show of hands [was] in favor of having the Coal Oil Point money be a separate line item in the budget for a one-time allocation.

The annual meeting was adjourned at 8:40

Minutes prepared by Constance Penley, Secretary